

# Smart Growth in the Berkshires

Douglas Foy, Secretary  
Office for Commonwealth Development

Hancock Shaker Village, December 10th, 2004



**Mitt Romney,**  
Governor

**Kerry Healey,**  
Lieutenant Governor

# Challenge: Growth in Massachusetts

- Estimated 2.5 Million Undeveloped Acres
- Housing Supply and Cost
- Water
- Mobility
- Failing Infrastructure
- Quality of Life/Preserving Community Character



# Meeting the Challenge: The Romney Agenda

- **Office for Commonwealth Development**
- Increase Job Opportunities
- Fix It First
- World Class Parks
- Open Space Protection
- Double Housing



# Guiding Principles for Smart Growth

1. Redevelop first
2. Concentrate development
3. Be fair
4. Restore and enhance the environment
5. Conserve natural resources
6. Expand housing opportunities
7. Provide transportation choice
8. Increase job opportunities
9. Foster sustainable businesses
10. Plan regionally

# Local Example: Provide Transportation Choice

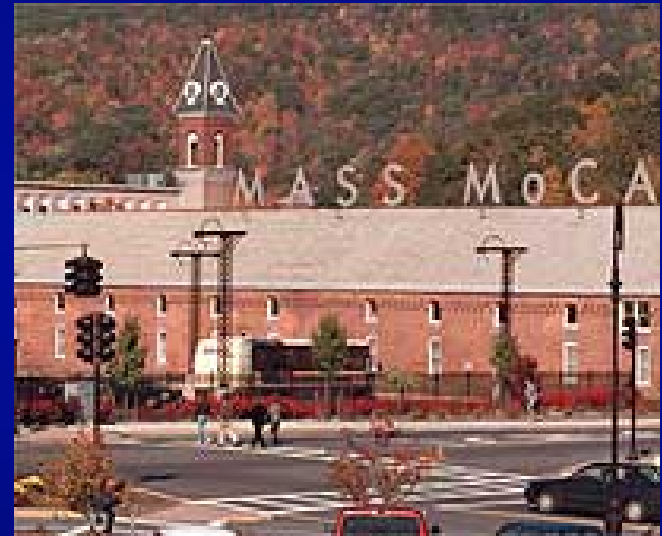
- Ashuwillticook Rail Trail





# Local Example: Redevelop First/Increase Job Opportunities

- MASS MoCA
  - Rehabilitation of a mill complex into the largest modern art museum in the world



# Local Example: Restore and Enhance the Environment



- Greylock Glen State Reservation
- Agricultural Preservation Restriction Program



# How the Commonwealth Supports Smart Growth

## Recognition



- Find and Highlight Examples
- Case studies posted on OCD website
- Governor's Smart Growth Leadership Awards
- Governor's Smart Growth Innovation Awards



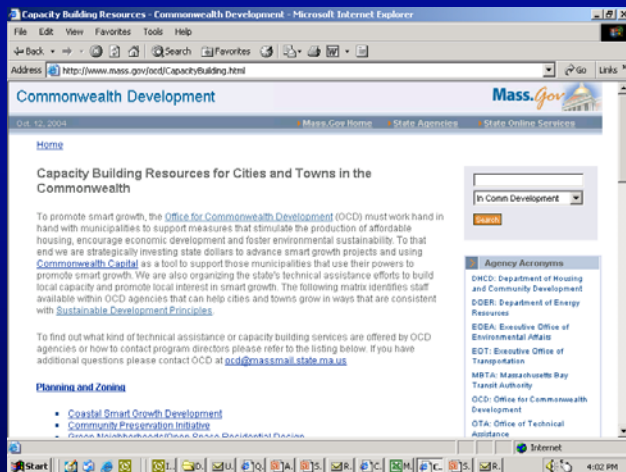


# How the Commonwealth Supports Smart Growth

## Technical Assistance



- Interagency Technical Assistance Teams
- Peer-to-peer network
- Interactive website under development

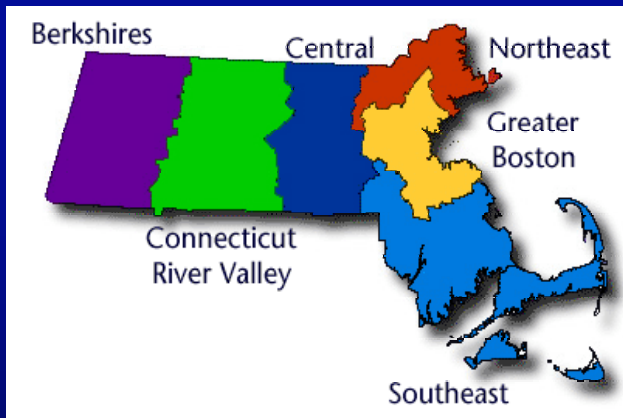


# How the Commonwealth Supports Smart Growth

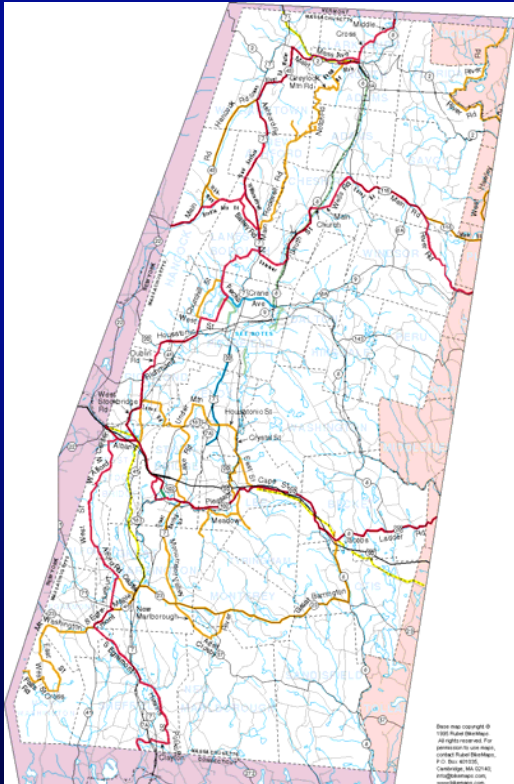
## Planning and Zoning Funding



- Mass Housing Priority Development Fund (\$3M of planning grants)
- EOE Smart Growth Technical Assistance Grants



# Planning and Zoning



- Incentives to create “smart growth zoning districts” in eligible locations
  - City, town, village centers/commercial districts
  - Other appropriate “smart growth” locations
- Key criteria: Infrastructure + Walkability
- Must have 8-20 units/acre, affordable units, housing or mixed use
  - Flexibility for towns with populations Less than 10k
- Incentives: State \$ for re-zoning and issuance of building permits, priority in grant programs
  - Education costs to be addressed

# How the Commonwealth Supports Smart Growth

## Project Funding



- **Commonwealth Capital:** Common administration of discretionary capital grant programs to ensure
  - Consistency of projects with smart growth policy
  - Alignment of municipal policies and zoning with Commonwealth interest in smart growth
  - Coordination of agency decision-making
- Includes economic and community development, open space protection, off-street parking, wastewater infrastructure and other programs
- Tuned to support communities of all sizes

# How the Commonwealth Supports Smart Growth

## Project Funding



- Fix-it-first (parks, roads, bridges, housing, transit, drinking water, sewers)
- MassHousing Priority Development Fund (housing)
- Limited, smart infrastructure expansion (transit, bike, pedestrian, streetscapes)





# How the Commonwealth Supports Smart Growth

## Tax Credits + incentives



- State Historic Preservation Tax Credit signed into law
  - Focus on smart growth, affordable housing
  - Initial authorization \$10 million/year
- Support for upper-story redevelopment
  - Housing Development Support Program funding doubled (DHCD)
  - Forum on “Upper Story Redevelopment: Strategies for Your Downtown” (held on Oct. 13, 2004 in Worcester)

# Smart Growth Policies

- Smart conservation: land protection strategies
  - TDR Land Bank
  - SRF for land/open space
- Communities First
  - Highway Design Manual
- Fast track for smart growth projects being developed for
  - Environmental review (MEPA) process
  - Dep't of Environmental Protection permitting processes
- State Revolving Fund Program (water infrastructure) reform
  - Facilitate sewerage for town center growth
  - Get tougher on sewerage in outlying areas

# Still Needs Fixing:

- Technical Assistance
- School Costs
- 40A
  - ANR
  - Grandfathering
- 40B Reform

# Meeting the Challenge



“It is amazing what you can accomplish if you don’t care who gets the credit.”

President Harry S Truman

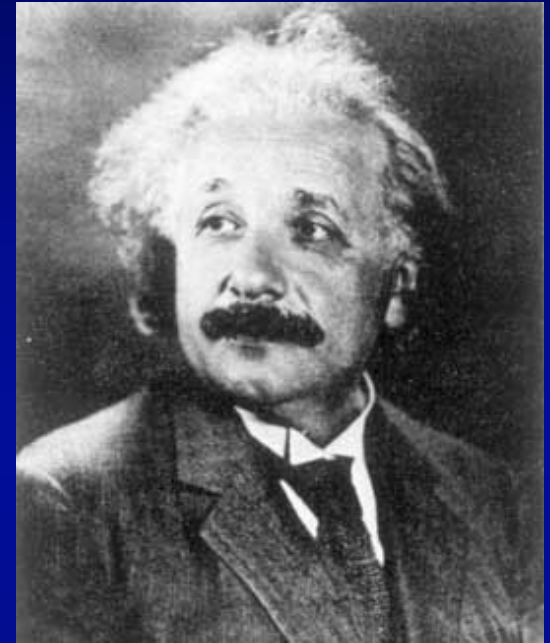
Smart Growth is a critical element of  
the Commonwealth's Economic  
Growth Strategy



# Berkshire Regional Planning Commission

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## Smart Growth

~~Peace~~ cannot be kept by force. It can only be achieved through understanding.”

~Albert Einstein

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